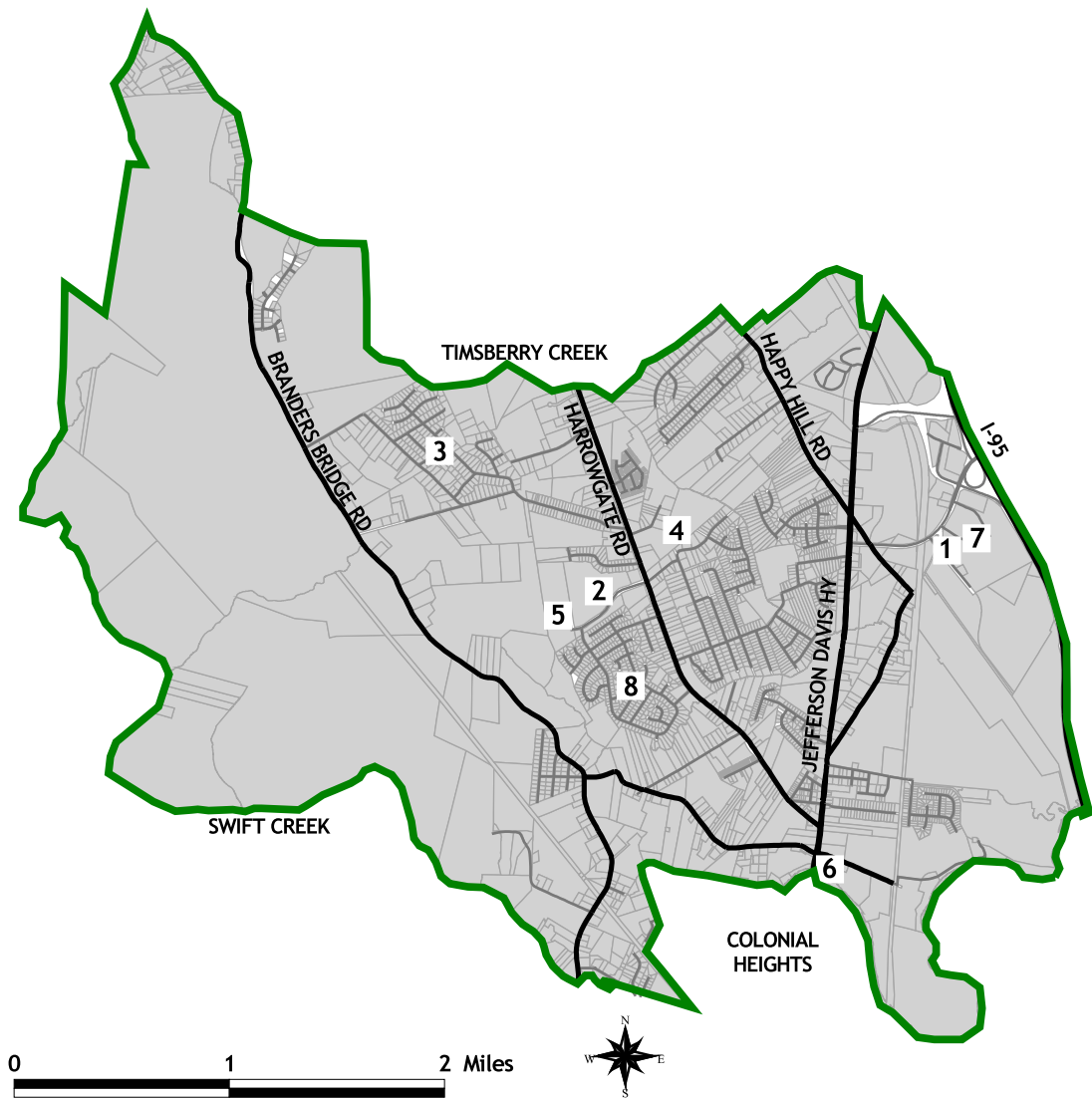


Harrowgate



Harrowgate Features

- 1 Bensley Rescue Squad
- 2 Carver Middle School
- 3 Greenbriar Subdivision
- 4 Harrowgate Elementary School
- 5 Harrowgate Park
- 6 Historic Swift Creek Mill
- 7 Honeywell
- 8 Somerset Subdivision

-  Major Roads
-  Streets
-  Parcels

Harrowgate Community Profile

(All data is for 2001 unless noted otherwise)



Branders Bridge Road

Challenges (see notes on pages 71-72)

- High rental occupancy: 15%
- High EMS call rate: .1 calls per capita
- High Group A crime rate: .08 incidents per capita
- High violent crime rate: .023 incidents per capita
- High rate of persons on probation: .009 persons per capita
- High police call rate: .64 calls per capita

Community Characteristics

- Rapid projected population growth rate from 2002 to 2008: +3.2% per year
- Low residential density: .32 units per acre
- Rapid overall housing growth: +10.8%
- Rapid single family housing growth: +4.4%
- Rapid multi-family housing growth: +53%
- Smaller single family houses: median house size is 1300 square feet
- Low sales prices of single family houses: \$98,700 median sales price
- Low sales prices of resale single family houses: \$88,500 median sales price
- Low rate of home-based businesses: .02 per capita



Carver Middle School

Harrowgate Community Summary

POPULATION	YEARS	MEASURE	HARROWGATE	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	2.4%	2.4%
Projected Annual Growth	2002-2008	% Increase	3.2%	2.1%
HOUSING				
Density	2001	Units/Acre	.32	.37
Multi-Family Units	2001	% of All Units	13.1%	15.1%
Owner Occupied Houses	2001	% of All Units	85%	88%
Renter Occupied Houses	2001	% of All Units	15%	12%
Median Age of Houses	2001	Years	21	18
Median House Size	2001	Square Feet	1300	1774
Single Family Housing Turnover	2001	% of All Units	10.4%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$158	\$224
Residential Code Complaints	2001	Per Capita	.0097	.0075
Single Family Housing Growth	2001	% Increase	4.4%	2.4%
Multi-Family Housing Growth	2001	% Increase	53%	4.5%
Overall Housing Growth	2001	% Increase	10.8%	3%
Development Potential	2001	New Units	1715	45,328
Resale Housing Sales Prices	2001	Median	\$88,500	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	176%	139%
Annual Assessment Trends	1997-2001	% Increase	4.18%	4.48%
Assessment Trends	2000-2001	% Increase	5.43%	5.85%
PUBLIC SAFETY				
Police Calls For Service	2001	Per Capita	.6375	.4800
Group A Crime Incidents	2001	Per Capita	.0840	.0613
Violent Crime Incidents	2001	Per Capita	.0230	.0126
Property Crime Incidents	2001	Per Capita	.0385	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0197	.0165
Persons on Probation	2001	Per Capita	.0093	.0069
EMS Calls For Service	2001	Per Capita	.0958	.0668
PUBLIC SCHOOLS				
Public School Enrollment	2001	% of Population	19%	18.4%
BUSINESSES				
Business Licenses Issued	2001	Per Capita	.0418	.0587
Home-Based Businesses	2001	Per Capita	.0234	.0282
COMMUNITY LIFE				
Organizations	2001	Per Capita	.0015	.0018